

HHU MPC Swing Space Options

▶ Working Group Members

- ❑ Supt., Exec. Dir., Fac. Dir., SC members

▶ What is “Swing Space”?

▶ Range of Options

- ❑ Existing Schools
- ❑ New School at North 40
- ❑ Temporary MODS
- ❑ Leased Buildings

▶ Cost of Swing Space

▶ Questions and Discussion

Agenda

► Definition:

- *A space temporarily occupied by building users away from areas that are undergoing renovation. Swing space can be new space built before renovations or existing space that has already been renovated.*

What is Swing Space?

- ▶ Existing Schools
 - ❑ Upham and Hardy
- ▶ New School at North 40
- ▶ Temporary Modular Classrooms
 - ❑ Centralized Complex (one school)
 - ❑ Decentralized additions (several schools)
- ▶ Leased Building Space
 - ❑ St. Paul's School: Wellesley
 - ❑ Hillside School: Needham

Range of Options

EXISTING SCHOOLS



Upham and Hardy Schools

**New schools from SFC Report*



Existing Schools

Pros

- No swing space costs
- Significant time savings
- More favorable permitting and approval process for *existing* school

Cons

- Traffic issues doubled
- Neighborhood concerns
- Permit/variance for operating two schools on one site

Existing Schools

NEW SCHOOL AT NORTH 40



New School @ North 40

Pros

- No impact to existing school operations
- No swing space cost

Cons

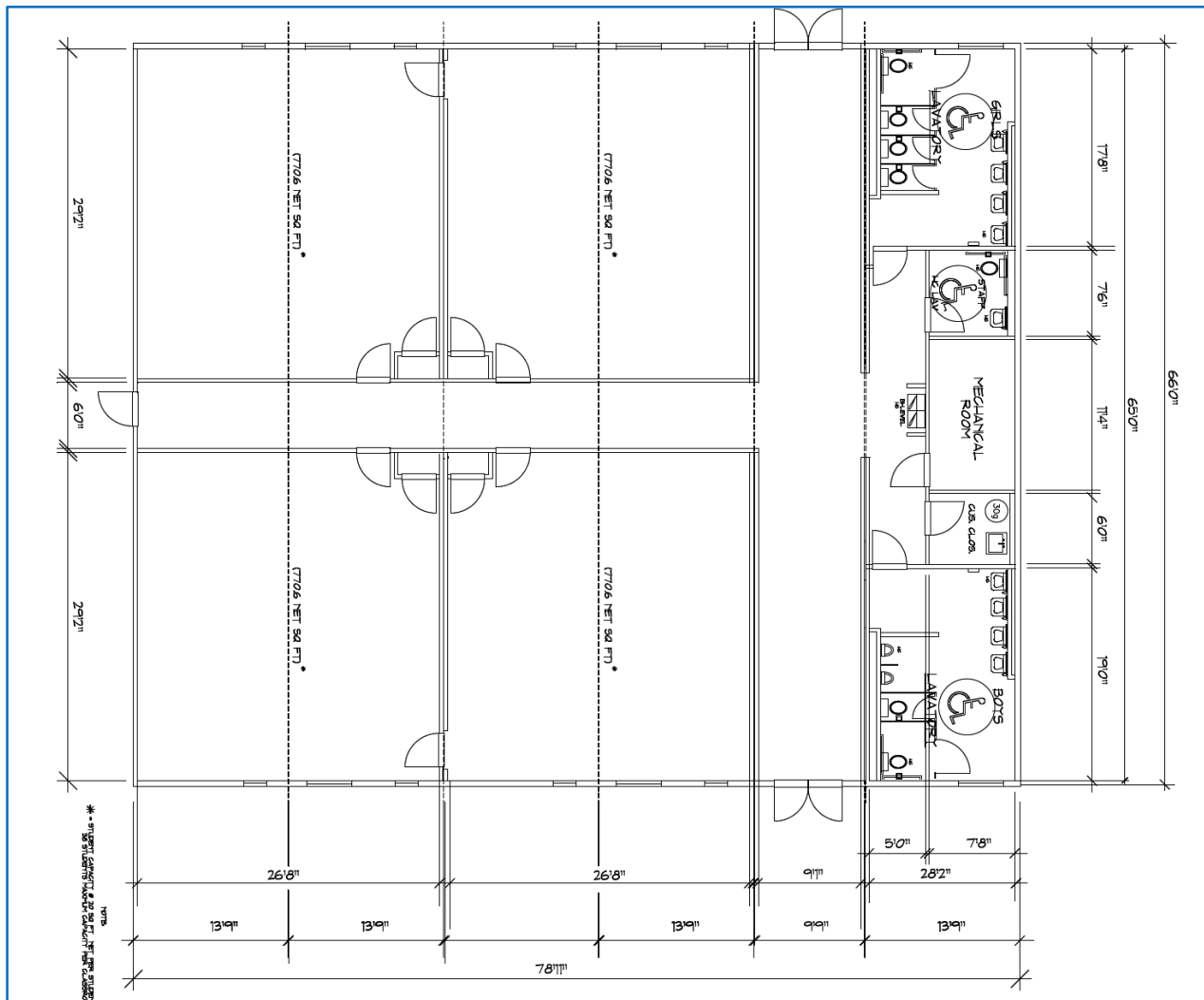
- Time to permit site and gain public approval
- Traffic issues
- Neighborhood concerns
- Required infrastructure improvements

New School @ North 40

TEMPORARY MODULAR CLASSROOMS (MODS)

- ▶ Lease portable modular classrooms (MODS)
- ▶ Centralized Complex (18 CR)
 - ❑ Behind Hardy
- ▶ Decentralized Additions (4 CR each)
 - ❑ Based on site availability at each school

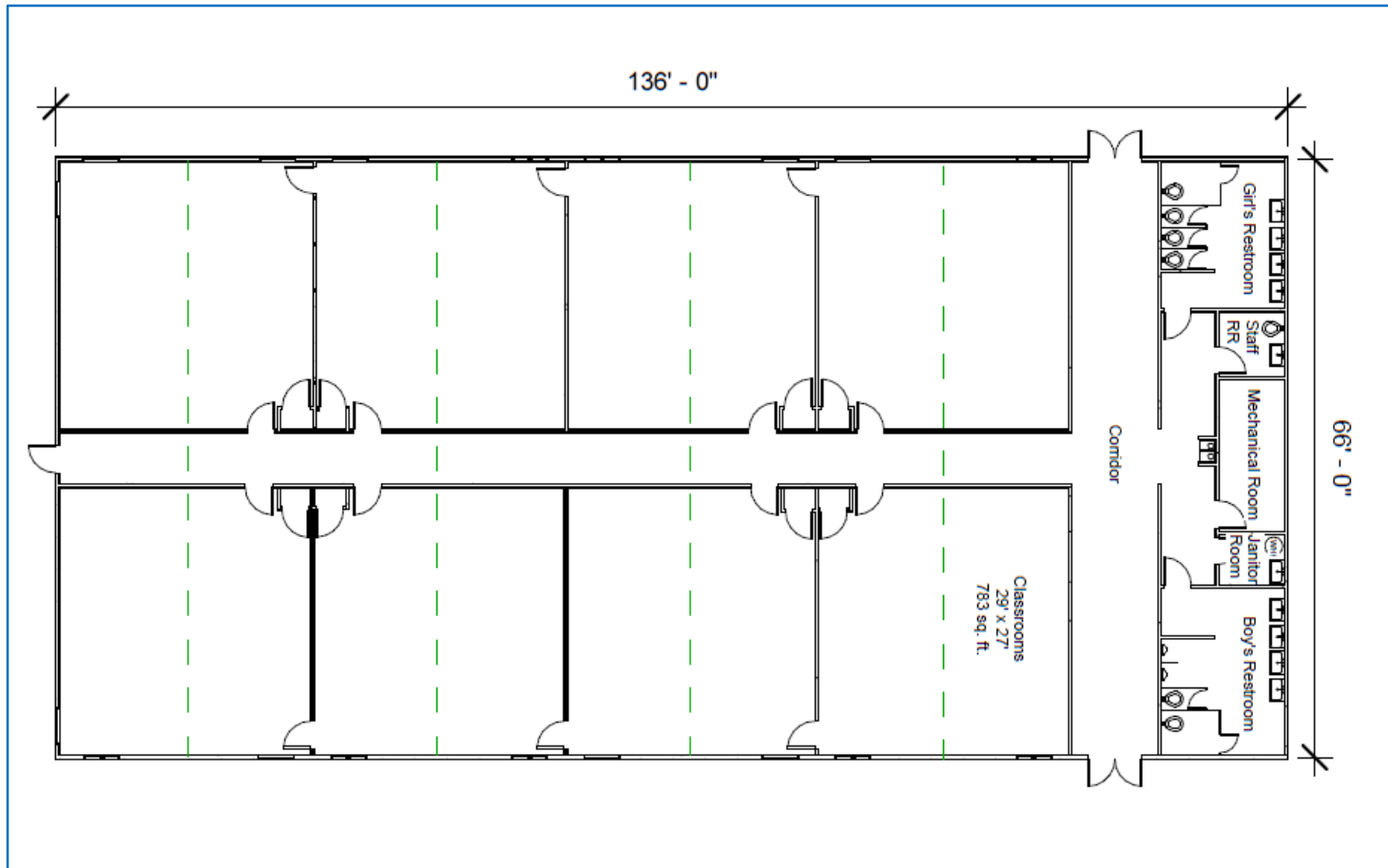
Temporary MODS



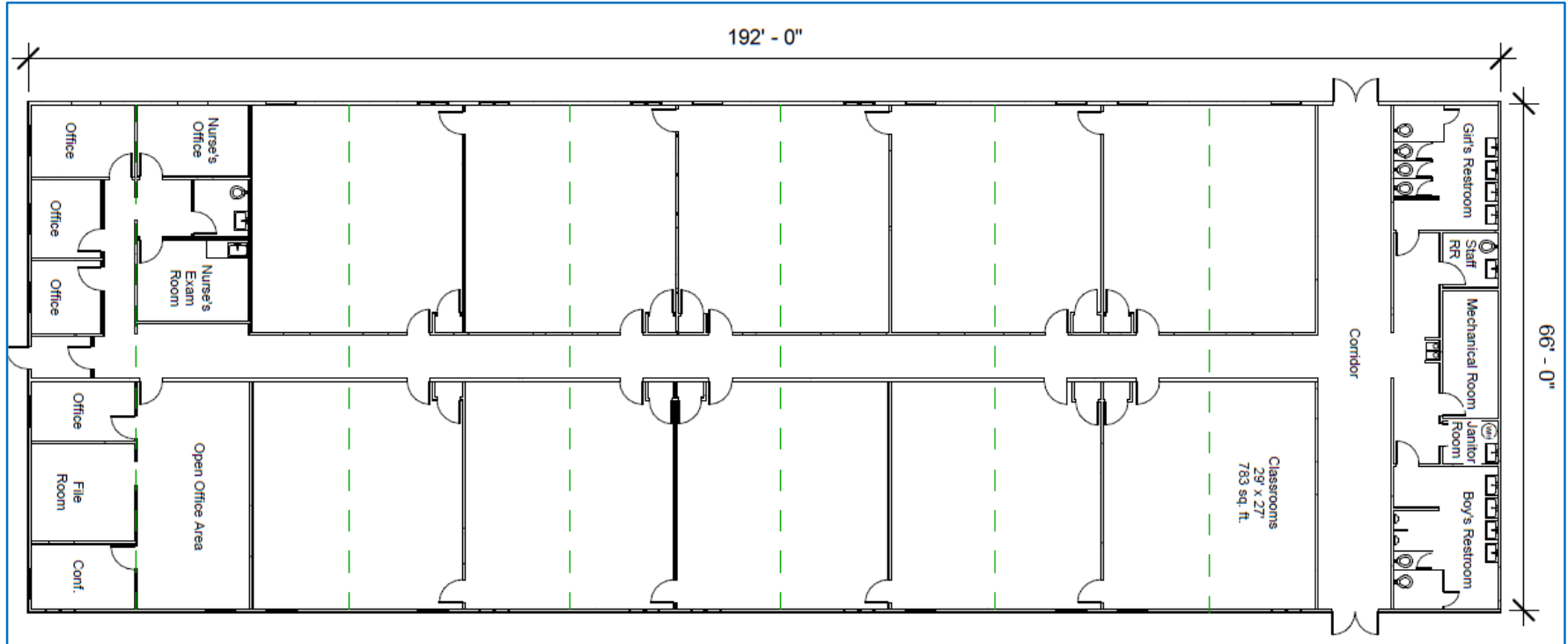
Four CR Module: 770 sf/CR (*Triumph Leasing*)

Temporary MODS





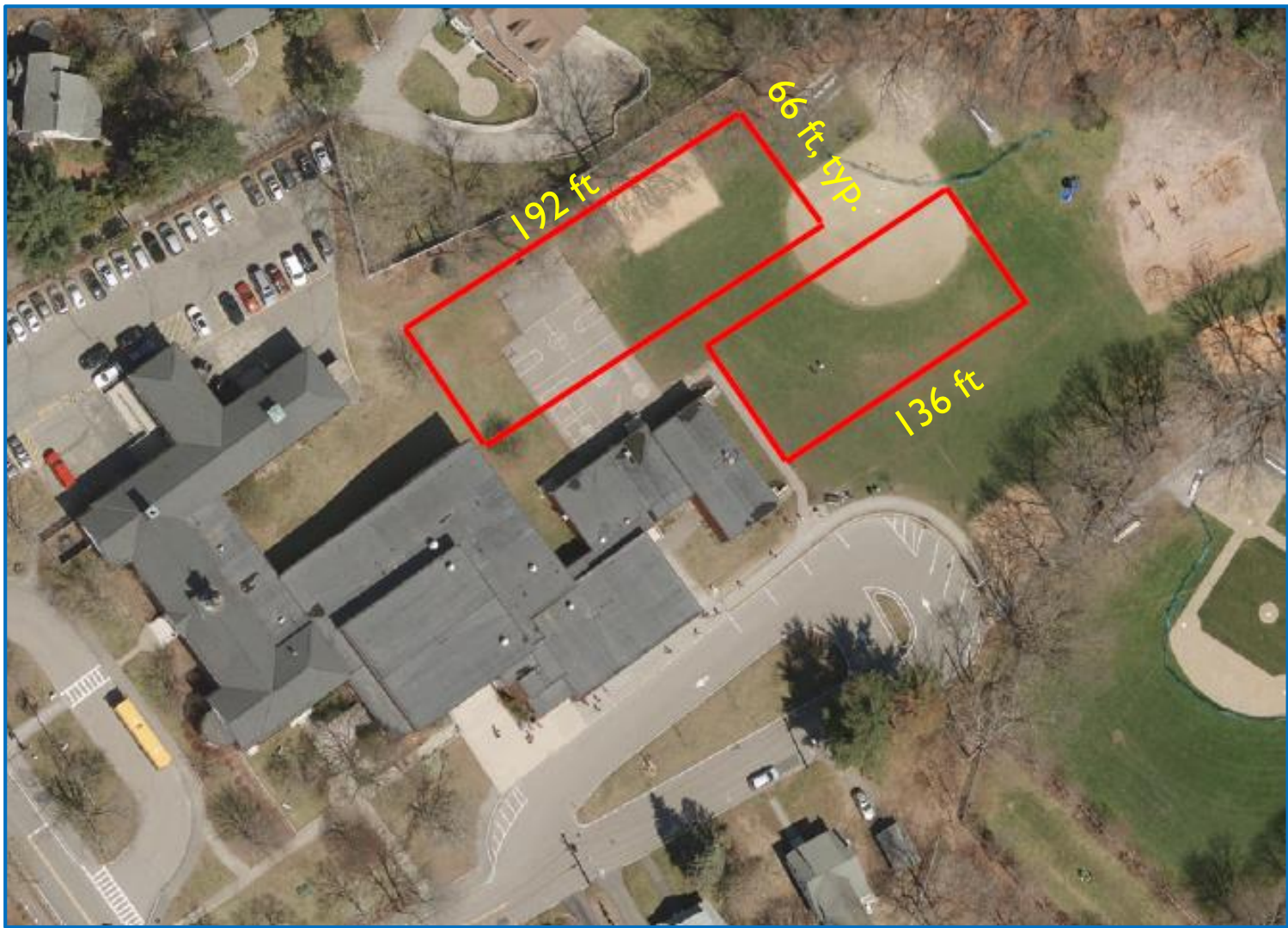
Eight CR Module: 783 sf/CR (*Triumph Leasing*)
Temporary MODS



Ten CR Module: 783 sf/CR (*Triumph Leasing*)

Temporary MODS





Eighteen CR *Central Complex* at Hardy

Temporary MODS - Centralized

<https://youtu.be/YHnHuN263P8>

Newman School Modular Complex: Video

Temporary *MODS* - Centralized

Pros

- Used commonly
 - ✓ Newman School in Needham
- Minimizes impacts to other schools
- Fewer unknowns than other options

Cons

- Cost
- Like 2 schools on one site
- Busing/Traffic issues
- Neighborhood concerns
- Permitting
- Loss of field (during construction)

Temporary MODS - Centralized



Four CR Addition at Hardy: Decentralized Swingspace
Temporary MODS



Four CR Addition at Sprague: Decentralized Swingspace **Temporary MODS**



Four CR Addition at Bates: Decentralized Swingspace
Temporary MODS



Four CR Addition at Upham: Decentralized Swingspace
Temporary MODS



Four CR Addition at Schofield: Decentralized Swingspace
Temporary MODS



Four CR Addition at Fiske: Decentralized Swingspace
Temporary MODS

Pros

- Used commonly
- Reduces Hardy burden
 - ✓ Spreads the impact to other schools
- Fewer unknowns than other options

Cons

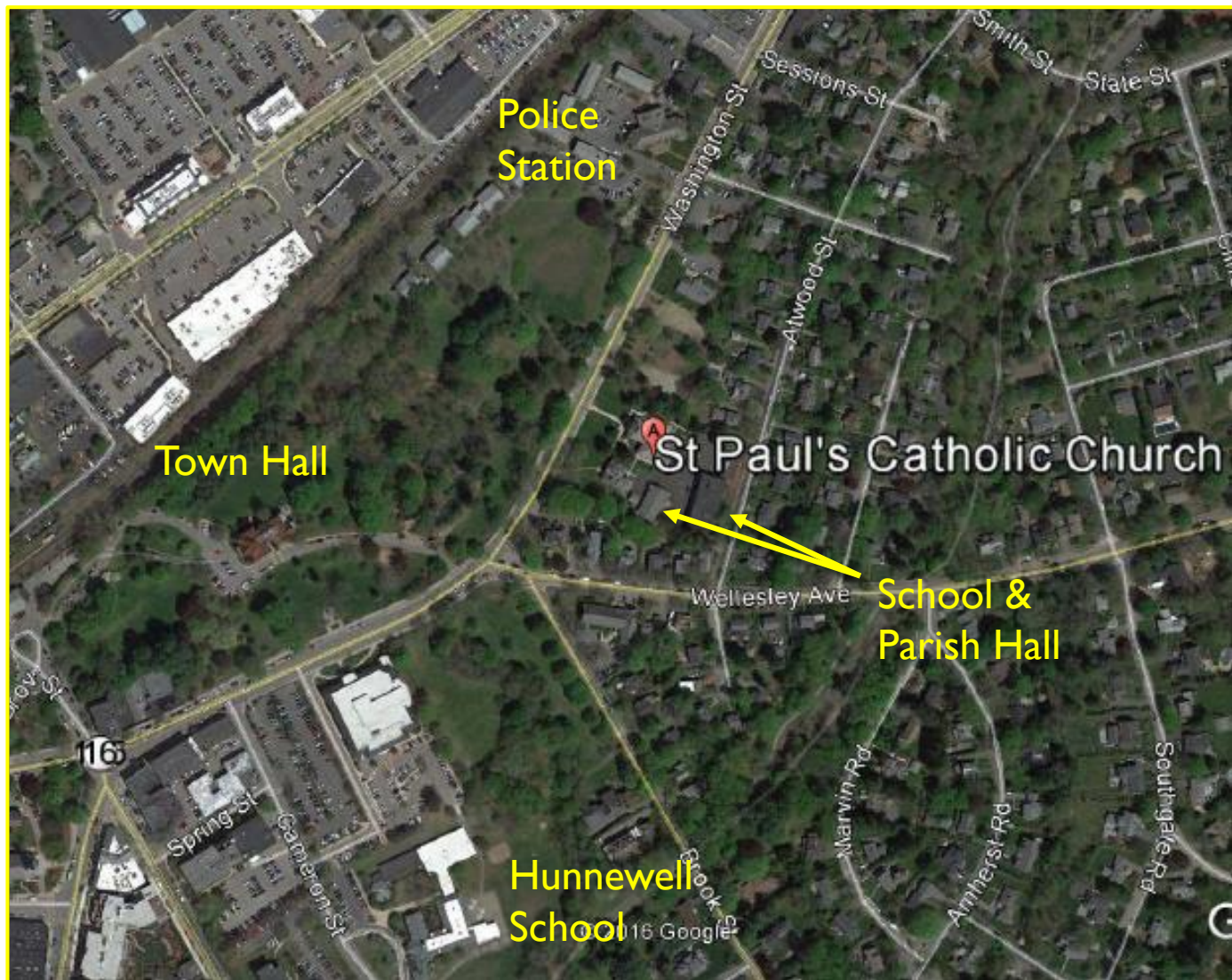
- Cost
- Traffic issues
- Neighborhood concerns
- Permitting
- Loss of outside space
- Loss of school identity
 - student dispersion

*Temporary MODS –
Decentralized Complex*

LEASED BUILDING SPACE

- ▶ Request for Information (RFI) Issued
- ▶ Public Procurement Regulations for Municipal Leases
 - ❑ MGL: 30B: Goods and Services
- ▶ Possible Available Buildings:
 - ❑ St. Paul's School: Wellesley
 - ❑ Hillside School: Needham

Leased Buildings



Leased Buildings – St. Paul's





Leased Buildings – St. Paul's

► St. Paul's School in Wellesley

- ❑ Circa 1954 school and parish hall
- ❑ +/- 15,000 sf, 9 classroom school
- ❑ +/- 8,000 sf hall
- ❑ Last occupied in 2015
- ❑ Availability: TBD
- ❑ Initial discussions with Archdiocese

Leased Buildings – St. Paul's

▶ St. Paul's School in Wellesley (Cont.)

□ Likely improvements required:

- ✓ Accessibility
 - ❖ Elevator required
- ✓ HVAC Retrocommissioning
- ✓ Plumbing/electrical/finishes
- ✓ Playground
- ✓ Fixtures/furnishings/equipment
- ✓ Haz mat abatement

Leased Buildings – St. Paul's



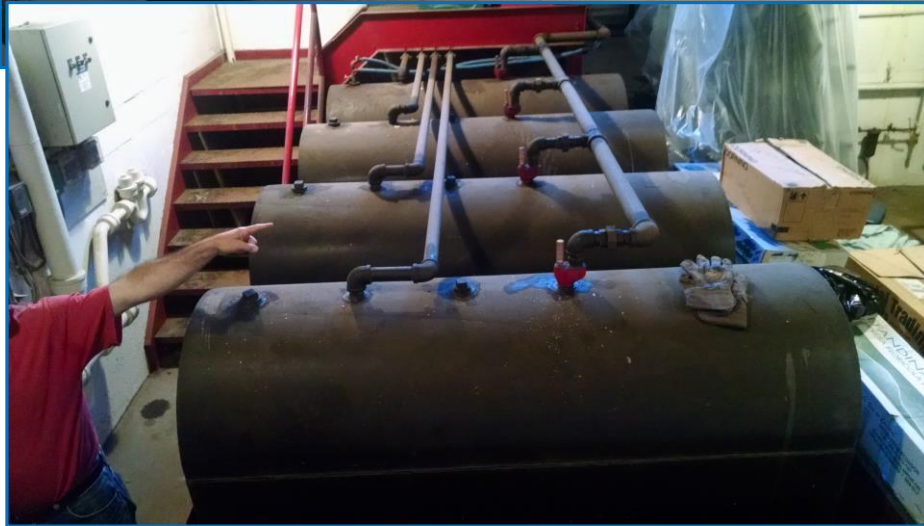
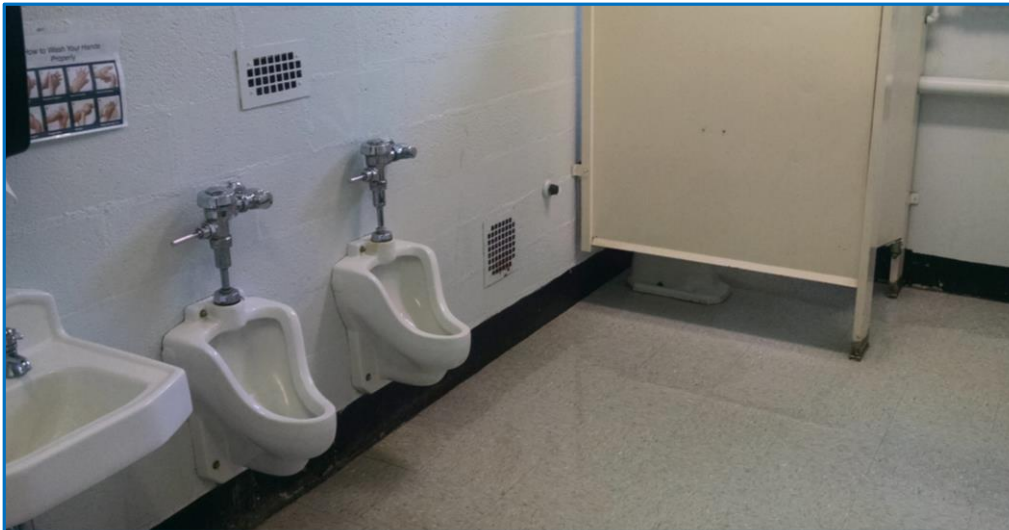
School Building
Leased Building – St. Paul's



School Building
Leased Building – St. Paul's

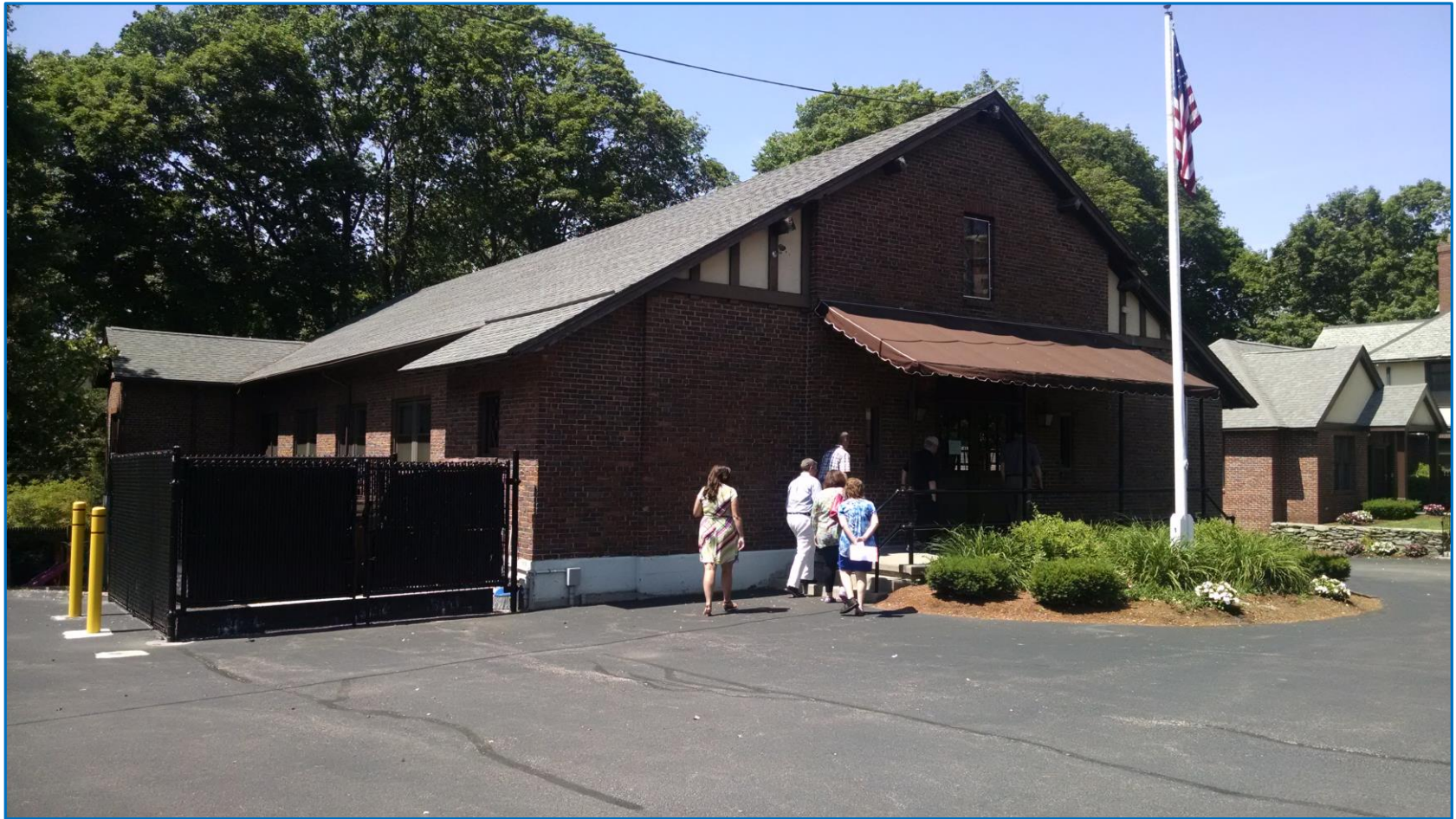


School Building
Leased Building – St. Paul's



School Building

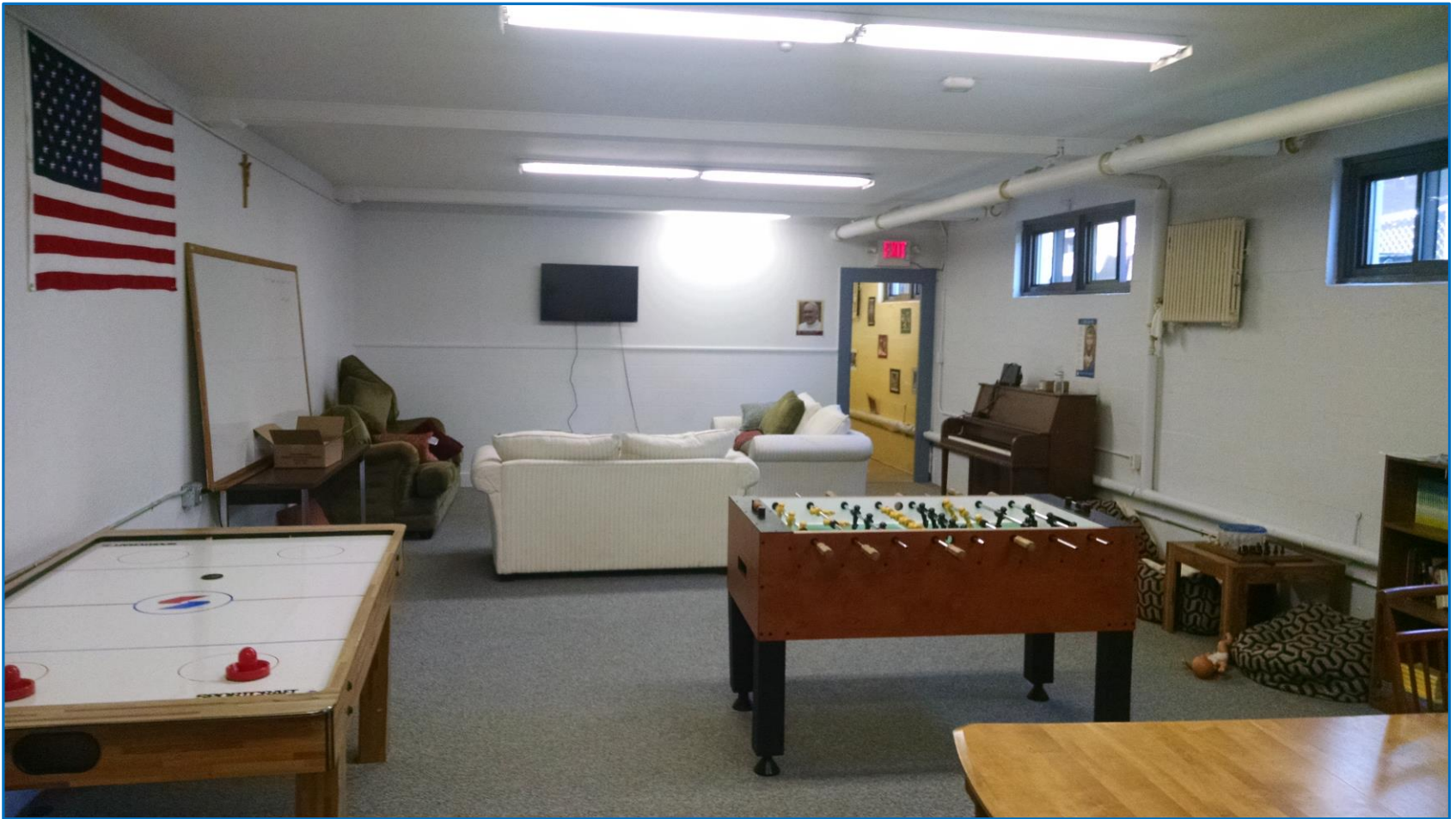
Leased Building – St. Paul's



Parish Hall
Leased Building – St. Paul's



Parish Hall
Leased Building – St. Paul's



Parish Hall
Leased Building – St. Paul's

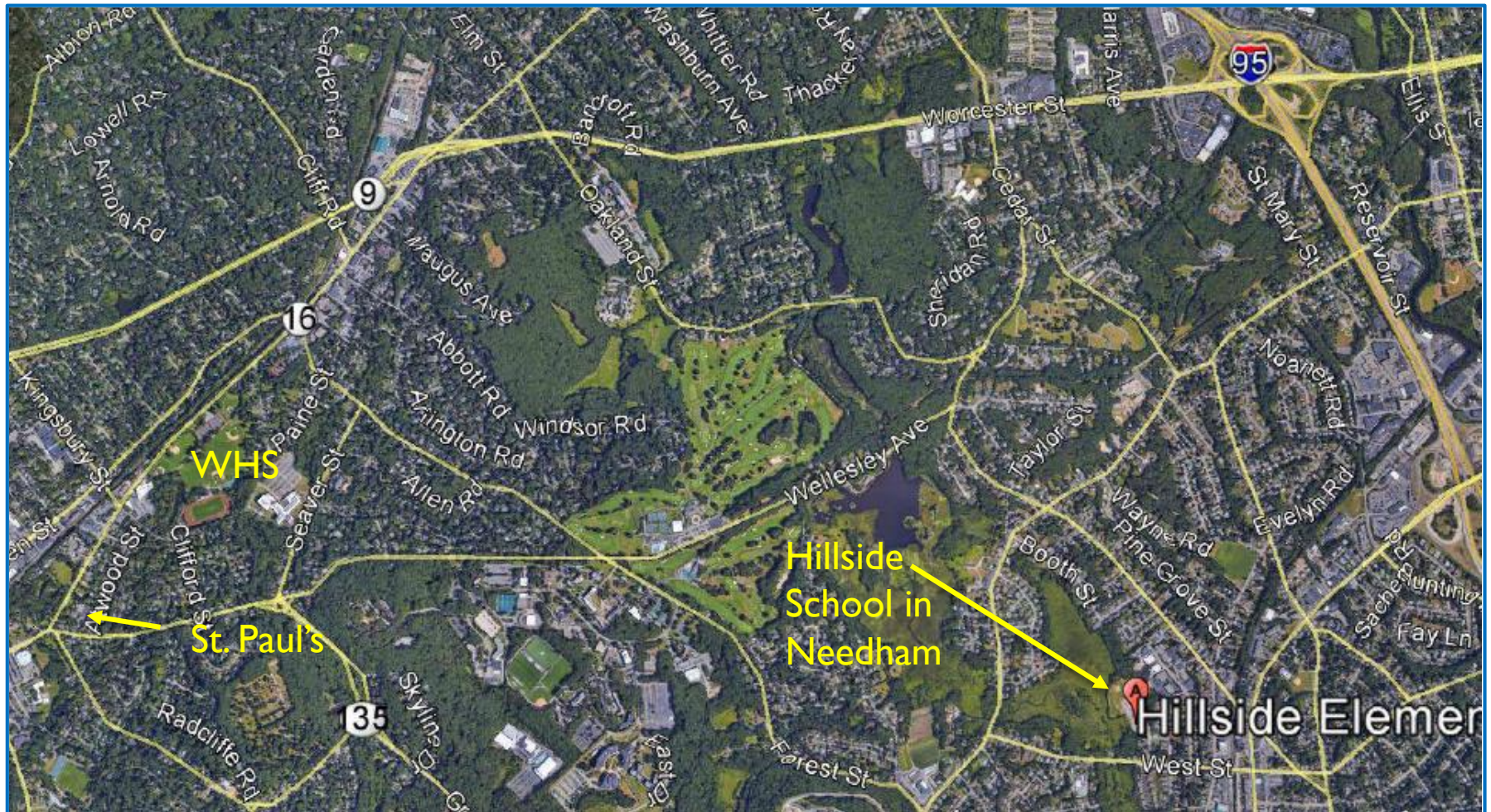
Pros

- Recently used as school
- Could fit most of one school
- Close proximity to other schools
- Potentially available

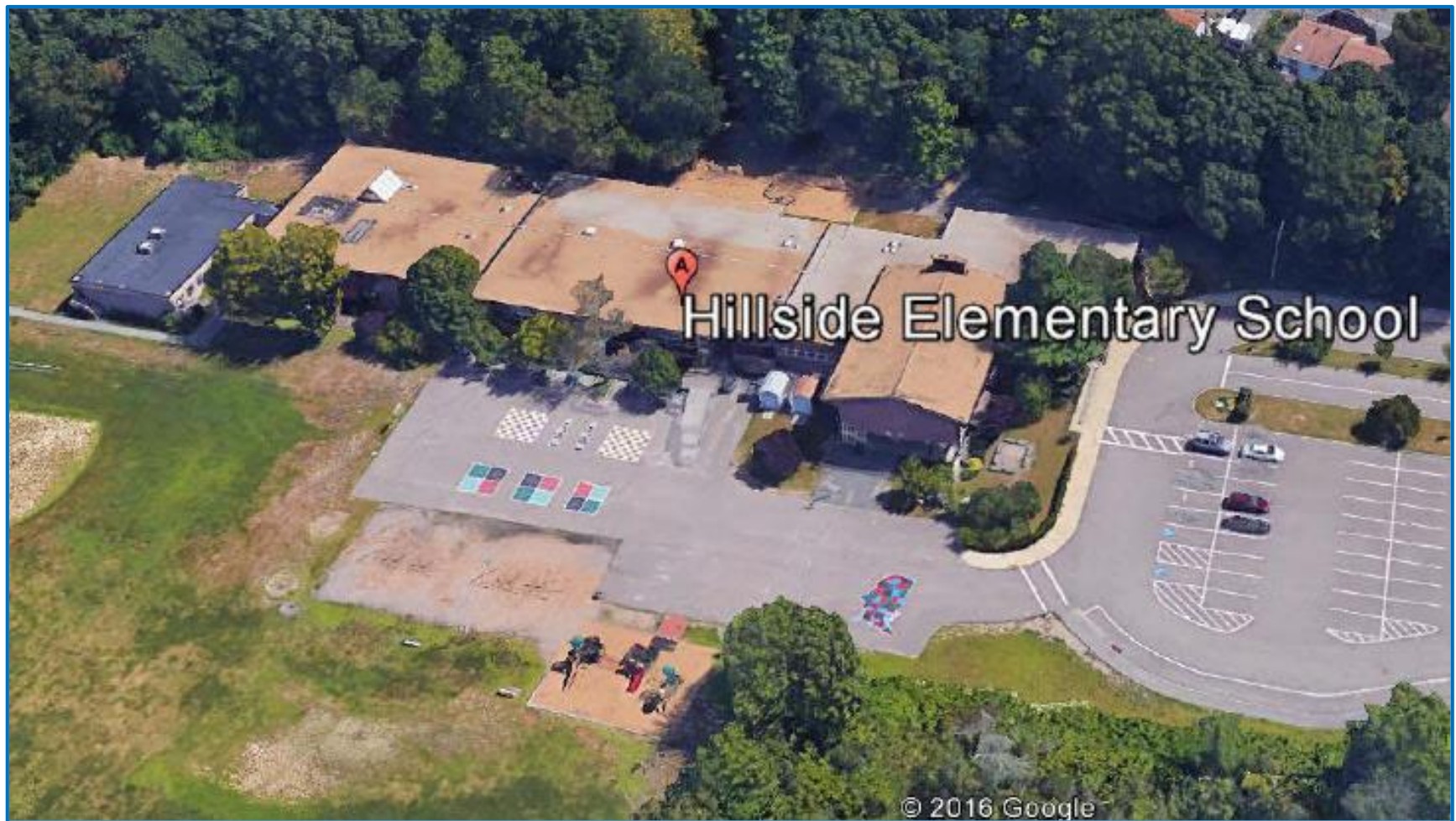
Cons

- Cost to lease and make improvements
- Availability:
 - ✓ When?
 - ✓ How long?
- Traffic/limited parking
- Neighborhood concerns

Leased Building – St. Paul's



Leased Buildings – Hillside



Leased Buildings – Hillside

► Hillside Elementary School Needham

- ❑ Town replacing due to overcrowding and building deficiencies
 - ✓ 2013 MSBA SOI
- ❑ 47,200 sf
- ❑ Built 1959, addition in 1968, MODS in 1997
- ❑ Capacity = 261 students
 - ✓ Current enrollment = 419 students
- ❑ Groundwater issues:
 - ✓ TCE (VOC) discovered in groundwater in mid 1980s
 - ✓ Been continuously treating with ventilation system
 - Sub-Slab Depressurization System (SSDS)
 - ✓ <http://hillside.needham.k12.ma.us/main/documents/HSAC/HSAC2009>
- ❑ New school to open in 2020
 - ✓ Accelerated schedule could open in 2019
- ❑ Driving distance to Wellesley Town Hall = 3.2 miles
- ❑ Availability: TBD
- ❑ Initial discussions with Town of Needham

Leased Buildings – Hillside



Leased Building – Hillside



Leased Building – Hillside



Leased Building – Hillside

Pros

- Currently used as school
- Could fit entire school
- Fairly close proximity to other schools
- Potentially available

Cons

- Not in Wellesley
- Cost to lease
- Perception of groundwater issue
- Busing required
- Availability:
 - ✓ When?
 - ✓ How long?

Leased Building – Hillside

COST OF SWING SPACE

- ▶ Not included in SMMA cost estimates
- ▶ Can develop when preferred option identified
- ▶ MODS: Architect can estimate
 - ❑ Centralized complex or not?
- ▶ Lease: Town can estimate, but
 - ❑ Public bid process required

Cost of Swing Space

QUESTIONS?